



## City of Seattle

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### Department of Planning and Development

Diane M. Sugimura, Director

### CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

**Application Number:** 3013757  
**Applicant Name:** Tatiana Dejneka  
**Address of Proposal:** 1730 NE 125<sup>th</sup> Street

#### **SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide three parcels into four parcels of land. Proposed parcel sizes are: A) 7,221 sq. ft., B) 7,233 sq. ft, C) 7,200 and D) 7,247. The existing residential structure on proposed Parcel A is to be demolished and the structure on proposed parcel D is to remain.

The following approval is required:

**Short Subdivision** - to divide three existing parcels into four parcels of land.  
(SMC Chapter 23.24)

#### **BACKGROUND DATA**

Zoning: Single Family 7200 (SF 7200).

Uses on Site: Single Family residences.

#### **Substantive Site Characteristics:**

The three lots total approximately 28,880 sq. ft. The site fronts onto both Northeast 125<sup>th</sup> Street and 19<sup>th</sup> Avenue NE, forming an “L-shape” around the corner parcel at 1732 NE 125<sup>th</sup> St. There is approximately 95 feet of linear frontage on NE 125<sup>th</sup> St and 100 feet on 19<sup>th</sup> Ave NE. Two single family houses occupy two of the three properties. The site’s approximate 19 foot declension begins at the southwest corner sloping to the northeast. The properties do not contain an environmentally critical area.

Public Comment:

DPD did not receive comment letters.

**ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouse, rowhouse, and cottage housing developments, as permitted in Single-Family, Residential Small Lot, and Lowrise zones, and for single-family dwelling units in Lowrise zones, or any combination of the above types of residential development, as permitted in the applicable zones; and;*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two or more lots from one lot with more than one existing single-family dwelling unit.*
9. *Every lot except unit lots and lots proposed to be platted for individual live-work units in zones where live-work units are permitted, shall conform to the following standards for lot configuration, unless a special exception is authorized under subsection 23.24.040.B:*
  - a. *If a lot is proposed with street frontage, then one lot line shall abut the street for at least 10 feet; and*
  - b. *No lot shall be less than ten feet wide for a distance of more than ten feet as measured at any point; and*
  - c. *No proposed lot shall have more than six separate lot lines. The lot lines shall be straight lines, unless the irregularly shaped lot line is caused by an existing right-of-way or an existing lot line; and*

- d. *If the property proposed for subdivision is adjacent to an alley, and the adjacent alley is either improved or required to be improved according to the standards of Section 23.53.030, then no new lot shall be proposed that does not provide alley access, except that access from a street to an existing use or structure is not required to be changed to alley access. Proposed new lots shall have sufficient frontage on the alley to meet access standards for the zone in which the property is located.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (SFD), and Seattle City Light and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions of the set forth in the Land Use Code and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions.

The proposed plat maximizes the retention of existing trees and secures the preservation of two exceptional trees, a Western Hemlock with a 34.5" diameter at breast height (DBH) and a Vine Maple with a 14" DBH as documented in a memo (dated August 22, 2013) by Holly Iosso ISA Certified Arborist PN-6298A of Tree solutions, Inc.

The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

**DECISION - SHORT SUBDIVISION**

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

**CONDITIONS - SHORT SUBDIVISION**

Prior to Recording

1. Add to the plat Seattle City Light Easement PM # 260421-3-049.

Signature: \_\_\_\_\_ (signature on file) Date: October 17, 2013  
Bruce P. Rips, Sr. Land Use Planner  
Department of Planning and Development

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